

**MINUTES OF THE REGULAR MEETING OF THE PLANNING BOARD OF
THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM,
VILLAGE HALL, ON FEBRUARY 4, 2004**

Members Present: Peter Lilienfield, Chairman
Carolyn Burnett
Jay Jenkins
William Hoffman
Walter Montgomery, Secretary

Also Present: Lino Sciarretta, Village Counsel
Edward P. Marron, Jr., Building Inspector
Florence Costello, Planning Board Clerk
Mary Beth Dooley, Environmental Conservation Board Member
Applicants and other persons mentioned in these Minutes

IPB Matters

Considered:

- 03-40 – Meredith & Andrew Siegel – 10 Greyrock Terrace**
Sht. 10D, B. 242, Lot 21 and 22
- 03-46 – Joseph DeNardo – 7 Roland Road**
Sht. 15, Lot P-123A
- 03-48 – Emily & Marcelo Rubin – 298 Riverview Road**
Sht. 10C, B. 229, Lot 4E
- 03-49 – Village of Irvington – Westwood Subdivision, Tract C**
Sht. 11, Lot P-71, P-73 and P-75 (formerly Sht. 11,
Lot P-25J and P-25J2 and Sht. 10C, B. 226, Lot 27A)
- 04-01 – AT&T Wireless – Peter Bont Road & Hermits Road**
Sht. 11, B. 5, Lot 27C2A27G
- 04-03 – Thomas & Holly Harty – 57 Field Terrace**
Sht. 13A, Lot 99A
- 04-05 – Harriet & Barry Leitner – 56 Ridgeway Drive**
Sht. 10G, Lot 56
- 04-06 – Melanie Okun – 61 West Clinton Avenue**
Sht. 7B, B. 238, Lot P-6485, 64B3, 64
- 04-07 – Michael & Shari Katz – 95 Highland Lane**
Sht. 10G, Lot 95
- 04-08 – Lisa & Gil Kirkpatrick – 83 Riverview Road**
Sht. 10C, B. 226, Lot 21
- 04-09 – Maria Marzan & Rafael Soltren – 46 Circle Drive**
Sht. 10A, B. 225, Lot 7A

Open Space

Inventory

Consideration:

- 04-10 – Meredith Vieira & Richard Cohen – 11 Dows Lane**
Sht. 7B, B. 249, Lot 1A

Informal

Discussion:

- 94-03 – Westwood Development Associates, Inc. -- Phase 1
(Tract A)**
Sht. 10, P25J2, 25K2

Sht. 10C, Bl. 226, Lots 25A, 26A

Sht. 11, P-25J

**03-36 – Racwel Contracting & Construction Co., Inc. –
Lot #15 Dearman Park**

Sht. 10, Lot P-25J2-15

**04-04 – Jim & Vesna Rothschild – Lot #13, Dearman Park
P-25J2-13, Sht. 10**

**Off Agenda: 02-11 – Geraldine McGowan-Hall – 200 Mountain Road/
Hermits Rd.**

Sht. 11, Lot P-7J

**03-38 – Adi S. Katari – 292 Riverview Road
Sht. 10C, B. 226, Lot 24**

The Chairman called the meeting to order at 8:02 p.m.

Administrative:

With reference to a Local Law adopted by the Village Board prohibiting the Board from considering any application concerning property on which taxes are delinquent, Mrs. Costello advised the Board that the Village Clerk-Treasurer had confirmed that all properties on the Agenda were current as to taxes and fees. Further, unless otherwise noted, the Applicants submitted evidence of notice to Affected Property Owners.

INFORMAL DISCUSSION:

**IPB Matter #94-03: Application of Westwood Development Associates,
Inc (Tract A)**

**IPB Matter #03-36: Application of Racwel Contracting & Construction
Co., Inc. for Site Development Plan for Lot #15,
Dearman Park**

**IPB Matter #04-04: Application of Jim & Vesna Rothschild for Site
Development Plan Approval for Lot #13, Dearman
Park**

Mr. Padriac Steinschneider of Gotham Design Limited, appeared on behalf of the applications, two of which (03-36 and 04-04) pertain to specific lots at Dearman Park (formerly Westwood) for which site plan development approval is required. Mr. Steinschneider indicated that infrastructure work was progressing slowly; he felt, and by consensus the Board agreed, that it is premature at this time to pursue specific discussions of the applications until the infrastructure is sufficiently complete to enable individual site walks by the Board.

The Board continued these matters.

REVIEW OF APPLICATIONS:

IPB Matter #04-01:

Application of AT&T Wireless for Site Development Plan Approval and Special Permit for Property at Peter Bont Road & Hermits Road

Anthony B. Gioffre III, Esq., represented the Applicant, which is seeking Site Development Plan Approval and a Special Permit to co-locate a wireless telecommunications facility on an existing wireless telecommunications facility at Peter Bont Road and Hermits Road. The proposed installation is to provide wireless service along the New York State Thruway, Saw Mill Parkway, Saw Mill River Road and local roads surrounding the installation site.

The Chairman noted that the Applicant had submitted revised data in response to inaccurate information previously provided to the Board as part of the Application on this matter (see correspondence from Cuddy & Feder, LLP dated January 26, 2004 with attachments: Revised Radio Frequency Signal Propagation Map of the Coverage Provided By the Surrounding AT&T Sites Without the Proposed AT&T facility; Revised Radio Frequency Signal Propagation Map of the Composite Coverage Provided by the Proposed AT&T Facility and the Surrounding AT&T Sites; and Radio Frequency Drive Test Data Map). Mr. Gioffre asked for a public hearing in March, but the Chairman said that the Board must deem the application complete before such a hearing can be scheduled. The Chairman noted that the review from the Planning Board's consultant, Richard Comi, has not been completed; this is part of the information needed prior to setting a hearing date.

Mr. Gioffre indicated that the new facility would fill in a gap in wireless service to the Village of Irvington. The Chairman also suggested that the Applicant consider preparing a draft resolution of approval patterned on the resolution prepared on the Sprint wireless telecommunications facility approved at Bridge Street. Providing that the outstanding information is provided, the Board indicated that it might be in a position in March to set a public hearing for its April meeting, contingent upon the application being deemed complete.

The Board continued this matter.

IPB Matter #03-40:

Application of Meredith & Andrew Siegel for Site Development Plan Approval for property at 10 Greyrock Terrace

Arthur Chabon, architect, represented the Applicants, who are seeking to make additions to, and a reconfiguration of, existing space in a single-family house.

The Board opened the public hearing on this matter. Mr. Chabon indicated that the plans comply with the requirements of the variances granted by the Zoning Board Appeals (see ZBA #03-31). There were no additional comments from the public, and the Board closed the public hearing. The Chairman stated that Mr. Chabon should eliminate the parking area shown within the Greyrock Terrace right of way, as currently shown on the site plan, as the Board would not be considering that element in its approval; additional action on

the part of the Board of Trustees would be required as the parking space extends onto Village property.

The Board determined that the application could be treated as a Type II Action under SEQRA. After discussion, on motion duly made seconded and unanimously approved, the Board then voted to grant Site Development Plan approval for the plans submitted: "Siegel Residence, 10 Greyrock Terrace, August 20, 2003, Arthur Chabon, architect," 26 sheets; and "Proposed Site Plan and Construction Details, Stormwater Management and Control Plan, Michael J. McGarvey, P.E., P.C., November 18, 2003," 2 sheets", subject to the removal of the parking space in the front yard which extends into the Greyrock Terrace right of way. Mr. Chabon indicated that he would submit the revised site plan directly to the Building Inspector.

IPB Matter #04-03:

Application of Thomas & Holly Harty for Site Development Plan Approval for Property at 57 Field Terrace

Christina Griffin, architect, represented the Applicants, who are proposing to construct extensions to an existing home, garage and patio. Plans submitted were: "Renovations and Extension to the Harty Residence, 57 Field Terrace Avenue, Christine Griffin, A.I.A., December 23, 2002," 5 sheets.

The Chairman pointed out that the project required a variance, and that the application would be held over until the March meeting as the Applicants were scheduled to appear before the Zoning Board of Appeals.

IPB Matter #04-05:

Application of Harriet & Barry Leitner for Waiver of Site Development Plan Approval for Property at 56 Ridgeway Drive.

Mr. Leitner appeared in support of this application for the replacement and expansion of an existing deck. Drawings submitted were: "Deck Replacement/Expansion, 56 Ridgeway Drive, January 13, 2004, Rainera Muhlbauer, AIA," 1 sheet.

The Chairman noted that the Fieldpoint Homeowners' Association owns the land on which the proposed project is to be constructed, and that the Applicant had submitted a letter of approval of the project from the Board of Directors of the Fieldpoint Community Association, dated January 6, 2004.

Mr. Sciaretta observed that the proposal involves an expansion beyond what was originally approved at the time of initial construction, and noted that Fieldpoint was originally approved as a cluster development. The Applicant would need to seek a variance from the Zoning Board of Appeals for setback and any other matters that do not comply with the current zoning requirements. He indicated that the Planning Board could approve the Application subject to the granting of a variance by the Zoning Board.

There were no comments from the public. The Chairman, with the Board's concurrence, stated that the application would be treated as a Request for Waiver of Site Development Plan Approval. The Board then determined that the application is for a proposed action that is a Type II action under SEQRA.

After discussion, on motion duly made seconded and unanimously approved, the Board then adopted the following Resolution:

WHEREAS, the Planning Board has determined in accordance with Section 224-71 of the Village Code that the proposed construction meets conditions which permit Site Development Plan Approval to be waived in that (1) special conditions peculiar to the site exist which make submission of information normally required as part of an application for Site Development Plan Approval inappropriate or unnecessary, including the facts that the proposed construction does not violate existing zoning, will not affect any environmental features or resources requiring protection, and will not require major site disturbance or removal of any significant trees, (2) that in these circumstances, to require strict compliance with the requirements for Site Development Plan Approval may cause extraordinary or unnecessary hardship; and (3) that the waiver of requirements for Site Development Plan Approval will not have detrimental effects on the public health, safety or general welfare, or have the effect of nullifying the intent and purpose of Site Development Plan submission, the Official Map or Comprehensive Land Use Plan, or Zoning Ordinance of the Village of Irvington, or of any Local Law adopting or amending any of said Map, Plan or Ordinance, **NOW, THEREFORE**, the Planning Board hereby waives all requirements for Site Development Plan Approval for this Application subject to receipt of necessary variances from the Zoning Board of Appeals.

IPB Matter #04-07:

Application of Michael & Shari Katz for Waiver of Site Development Plan Approval for property at 95 Highland Lane

Matt Behrens, architect, appeared on behalf of this application for the erection of a new, one-story mudroom addition to an existing home. Plans submitted were: Addition/Alteration, Katz Residence, 95 Highland Drive, January 19, 2004, Matthew Behrens, architect," 4 sheets.

Mr. Sciarretta noted the Applicants are proposing modifications to an existing detached single-family house that is part of a cluster development, and that factors similar to those in the Leitner application, above, apply in this instance as well. The architect's plans noted that variances for coverage, setback, and lot size would be necessary. A letter from the Architectural Review Committee of the Fieldpoint Community Association, dated 1/6/04, was provided indicating approval of the plan.

There were no comments from the public. The Chairman, with the Board's concurrence, stated that the application would be treated as a Request for Waiver of Site Development Plan Approval. The Board then determined that the application is for a proposed action that is a Type II action under SEQRA.

After discussion, on motion duly made seconded and unanimously approved, the Board then adopted the following Resolution:

WHEREAS, the Planning Board has determined in accordance with Section 224-71 of the Village Code that the proposed construction meets conditions which permit Site Development Plan Approval to be waived in that (1) special conditions peculiar to the site exist which make submission of information normally required as part of an application for Site Development Plan Approval inappropriate or unnecessary, including the facts that the proposed construction does not violate existing zoning, will not affect any environmental features or resources requiring protection, and will not require major site disturbance or removal of any significant trees, (2) that in these circumstances, to require strict compliance with the requirements for Site Development Plan Approval may cause extraordinary or unnecessary hardship; and (3) that the waiver of requirements for Site Development Plan Approval will not have detrimental effects on the public health, safety or general welfare, or have the effect of nullifying the intent and purpose of Site Development Plan submission, the Official Map or Comprehensive Land Use Plan, or Zoning Ordinance of the Village of Irvington, or of any Local Law adopting or amending any of said Map, Plan or Ordinance, **NOW, THEREFORE**, the Planning Board hereby waives all requirements for the Site Development Plan approval for this application subject to receipt of necessary variances from the Zoning Board of Appeals.

IPB Matter #04-08:

Application of Lisa & Gil Kirkpatrick for Site Development Plan Approval or Waiver of Such Requirement for Property at 83 Riverview Road

Susan Riordan, A.I.A., architect, represented the Applicants, who are proposing to construct a new gabled front-entry porch. Plans submitted were: Kirkpatrick Residence, 83 Riverview Road, dated January 21, 2004, by Susan M. Riordan, A.I.A., 2 sheets.

Mr. Marron said the Applicant's plans must depict the dimensions of the setbacks. He also cited Mr. Mastromonaco's memorandum of February 4 that pointed out that the survey had been copied and the "zoning envelope" had been added, without dimensions, to create what the Applicant has termed a "site plan".

The Chairman stated that the proposed new front porch requires a setback variance.

There were no comments from the public. The Chairman, with the Board's concurrence, stated that the application would be treated as a Request for Waiver of Site Development Plan Approval. The Board then determined that the application is for a proposed action that is a Type II action under SEQRA.

After discussion, on motion duly made seconded and unanimously approved, the Board then adopted the following Resolution:

WHEREAS, the Planning Board has determined in accordance with Section 224-71 of the Village Code that the proposed construction meets conditions which permit Site Development Plan Approval to be waived in that (1) special conditions peculiar to the site exist which make submission of information normally required as part of an application for

Site Development Plan Approval inappropriate or unnecessary, including the facts that the proposed construction does not violate existing zoning, will not affect any environmental features or resources requiring protection, and will not require major site disturbance or removal of any significant trees, (2) that in these circumstances, to require strict compliance with the requirements for Site Development Plan Approval may cause extraordinary or unnecessary hardship; and (3) that the waiver of requirements for Site Development Plan Approval will not have detrimental effects on the public health, safety or general welfare, or have the effect of nullifying the intent and purpose of Site Development Plan submission, the Official Map or Comprehensive Land Use Plan, or Zoning Ordinance of the Village of Irvington, or of any Local Law adopting or amending any of said Map, Plan or Ordinance, **NOW, THEREFORE**, the Planning Board hereby waives all requirements for the Site Development Plan approval for this application subject to receipt of necessary variances from the Zoning Board of Appeals.

IPB Matter #04-09:

Application of Maria Marzan & Rafael Soltren for Site Development Plan Approval or Waiver of Such Requirement for property at 46 Circle Drive

Susan Riordan, architect, represented the Applicants, who are proposing to build a new gabled front-entry porch and a second-floor addition to their home. Plans submitted were: "Soltren Residence, 46 Circle Drive, January 8, 2004, Susan Riordan, A.I.A.," 5 sheets.

The Chairman stated that the notice sent to property owners affected by this Application was flawed in that it did not adequately describe the scope of the proposed construction. As such, the Board did not consider this application.

The Chairman asked Mr. Marron to review the plans to see if the proposed construction would create a three-story structure as defined in the Village Code. The Chairman also stated that there must be a re-notification of the public, and suggested to Ms. Riordan that she submit information regarding the size and scale of the proposed structure, vis-à-vis the other houses in the neighborhood.

The Board continued this matter.

IPB Matter #03-48:

Application of Emily & Marcelo Rubin for Site Development Plan Approval for property at 298 Riverview Road.

Christina Griffin, architect, appeared for the Applicants, who are proposing to construct additions and renovations to an existing residence.

The Chairman opened a public hearing on this matter. Mr. Benedict Salanitro, engineer, described the Applicants' plans for the sewer hook-up, which were revised to address issues raised at the IPB's previous meeting. The Chairman noted that Mr. Mastromonaco had no issues with the revised sewer plans or any other matters pertaining to this application. It was also noted that the proposed sewer line would no longer serve any other residence.

Ms. Griffin confirmed that the plans do not propose any changes in the driveway. Mr. Salanitro stated that no trees are to be removed (despite plans indicating that four trees were to be removed).

There were no comments from the public, and the Chairman closed the public hearing. The Chairman emphasized that there are two options for ensuring the completion of the sewer work: post a sewer bond before the work on the project begins, or complete the sewer work prior to starting any other aspect of the project. This was a matter to be worked out with the Building Inspector.

The Board determined that the application is for a proposed action that is a Type II action under SEQRA. On motion duly made seconded and unanimously approved, the Board then took the following action. It approved plans entitled "Renovations and Extensions to the Rubin Residence, Christina Griffin, A.I.A.," last revised January 20, 2004, 8 sheets, and Proposed 1 ½" Sanitary Sewer Connection for the Rubin Residence by Benedict A. Salanitro, P.E. dated January 6, 2004.

IPB Matter #03-46:

**Application of Joseph DeNardo for Site
Development Plan Approval or Waiver of such
Requirement for Property at 7 Roland Road**

Norman Sheer, Esq. and Mr. DeNardo appeared in support of the application, which pertains to approval to construct a new residence on a property in the IF-40 Zone. The existing residence is to be removed, and the proposal shows the new structure complying with yard setbacks required in the IF-40 Zone. As at prior meetings, Mr. Jenkins recused himself from consideration of the Application, but took part in the discussion as an adjoining property owner and member of the public.

The Chairman reopened the public hearing on this matter and noted that the Applicant had been asked to address a number of options as to how best to locate the proposed house and driveway. That request was based on concerns expressed by residents as well as questions from the Board during a site walk on January 24.

Mr. Sheer stated that the height of the proposed house was now three feet lower, at 32 feet. He also reviewed six options for the configuration of the house and driveway, including plans that would site the structure either facing Roland Road or Erie Street, as well as locations of driveways and garages. All options have the same FAR, he said.

John Canning of Adler Consulting presented the findings of a study commissioned by the Applicant to examine the Applicant's proposal to locate the driveway along Erie Street. The report, which was submitted as a letter to the Board dated February 2, 2004, concluded that such a location posed no issues; in response to a question from the Chairman, he also indicated that there were no issues, from his perspective, if the driveway were to be from Roland Road.

Mr. Herb Camp, representing the Ardsley Park Property Owner's Association, reviewed a report commissioned by the Association (dated January 29, 2004) that examined

the relative size and scale of the proposed structure vis-à-vis some of the existing houses in the neighborhood. There followed a discussion of how to make size and scale evaluations, how to calculate FAR and the practical difficulties of such efforts.

The Chairman emphasized that in looking at the method of calculation in the Applicant's study, which was presented at the IPB Meeting of January 7, and the method used in the study by the Ardsley Park Property Homeowners' Association, all parties involved have to be aware of any differences in approach and whether "apples-to-apples" comparisons are being made. This involved the interpretation of information contained on the Town of Greenburgh Assessor's Cards versus actual field measurements, coupled with interpretations of the Village's code.

Mr. Sheer said the Applicant's study had determined the lengths of houses in the neighborhood, with that dimension being measured along the side that "fronts" the street. He observed that the lengths exceeded, or were equal to, the 64'-65' length of the Applicant's proposed house:

Addresses of other houses	Dimensions
7 Hudson Road East	72'
5 Hudson Road East	76'
4 Hudson Road East	65'
4 Roland Road	77'
2 Roland Road	87'
1 Roland Road	101'
Mr. Jenkins' house on Roland Road	82'
24 Erie Street	110'

Mr. Sheer also cited data that he claimed demonstrated that the Applicant's house is to be set back farther from the street than are other houses in the immediate neighborhood, including the Rothman house, abutting the Applicant's property to the north. The data on comparative lengths, taken together with the data on setbacks, he said, show that the proposed house is not out of scale in the neighborhood.

The Board members offered various comments. Mr. Jenkins stressed that he does not object to development, but wants the Applicant to build an attractive house on the property and wishes for any such structure to be appropriate to the neighborhood. Mr. Montgomery emphasized the need to address as effectively as possible Mr. Camp's concern that the house would be located on a corner lot and therefore would be particularly visible.

The Board agreed to continue the public hearing on this matter at the March Regular Meeting.

IPB Matter #04-06:

**Application of Melanie Okun for Site Development
Plan Approval for Property at 61 West Clinton
Avenue**

Craig Studer, architect, appeared in support of the application for the demolition and removal of an existing residential structure, garages, accessory structures and pool, and the construction of a new 2 ½-story residence. Plans submitted were: "Okun Residence, 61 West Clinton Avenue, James Margeotes, architect, November 12, 2003," 11 sheets; and "Okun Residence, 61 West Clinton Street (sic), Studer Design Associates, January 20, 2004," 2 sheets.

The Chairman said the Board must handle the application as a Type I Action, since the parcel abuts the Octagon House, a property on the National Register of Historic Places. He also cited a letter of February 3, 2004 from Mr. Joseph Pell Lombardi, owner of the Octagon House at 45 West Clinton Avenue; the letter supports the proposal, with the caveat that the garage and parking area on the east side of the property should be screened from the Octagon House by plantings.

Mr. Studer described the plans for the project and said no variances are required. He noted that the proposed structure is 1,000 square feet under the maximum allowable FAR. He said, too, that the property slopes down from east to west with an elevation change of 9-10 feet. The height of the house would be 35 feet at the roof's ridge line, measured from the lowest grade at the perimeter of the house. He added that a few live trees would be removed for construction of the house and circular drive, and several more trees that are dead would be taken down.

The Chairman voiced his concern about the number of trees that may be coming out to construct the new driveway and the visual impact, and asked for more specific information on the condition of the trees and the tree-removal plans. He asked that the property be staked to show clearly the front of the proposed residence, the location of the new driveway and the trees to be removed; no formal site walk was scheduled as the Board determined that members could individually go and inspect the site. He also requested that the Applicant reconsider the ways in which more trees could be preserved.

Mr. Robert Massie, a neighbor, expressed his wish that tree preservation be a top priority. He also said he was concerned with how the proposed house would conform with the character of the neighborhood. The Board indicated that scale would be an element considered.

The Chairman noted Mr. Mastromonaco's memorandum of February 4, 2004 and asked the Applicant to address the issues cited therein. The Chairman requested that a sectional plan be provided showing how the house relates to its neighbors with regard to height and scale; the trees to be removed should be specifically identified; and the property staked for inspection by the Board. In addition, the Applicant should distribute letters to interested and involved agencies regarding the Board's intent to declare itself Lead Agency for SEQRA review. Given the timing requirements involved, the Board would not be able to act on this matter at the March meeting, but would otherwise continue the review of the application.

Mr. Jenkins suggested that the Applicant obtain information on the sizes of neighboring homes from the Town of Greenburgh, to help the Board assess the impact of the proposed house on the neighborhood. The Chairman cited a letter of February 3 from the

Environmental Conservation Board, which urged changes in the plans, in order to mitigate tree loss and reduce the impervious area in the driveway.

The Board continued this matter.

OPEN SPACE INVENTORY:

IPB Matter #04-10:

Application of Meredith Vieira & Richard Cohen for Site Development Plan Approval for Property at 11 Dows Lane

Anthony Schembri of Radoslav Opacic, architect, represented the Applicants, who are proposing to construct an addition to an existing single-family residence on property abutting the Old Croton Aqueduct. Plans submitted were: "Vieira/Cohen Residence, 11 Dows Lane, Schematic Design, Opacic Architects, January 16, 2004," four sheets.

The Chairman cited a letter dated February 3 from the Environmental Conservation Board, asking for more information on the location of existing and proposed trees and those that are to be removed; topography and drainage plans; and existing and proposed screening from the Aqueduct. Given that the response from the ECB satisfied the noticing requirements under the Open Space Inventory procedures, the Board agreed to continue to hear this matter .

The Chairman asked for a breakdown of FAR and coverage calculations, information for assessing scale and massing vis-à-vis the neighboring homes, and a clear description of landscaping plans. Mr. Schembri said that the existing lot coverage is non-conforming but will not be changed (due to a balancing of new construction and the removal of some existing elements), and asked to be sent to the Zoning Board of Appeals. The Chairman noted that Mr. Mastromonaco's memorandum of February 4 asked for data on topography, coverage and FAR that would be useful in assessing the application. Mr. Marron said such data is necessary for the Board to determine if additional variances may be needed, and how and when to send the Application to the Zoning Board of Appeals to seek such variances; as such, the Board determined it was premature to send the applicants to the Zoning Board at this time. Data relevant to scale and massing assessments, the Chairman stated, should be obtained from the Town of Greenburgh records.

The Board continued this matter.

INFORMAL DISCUSSION:

IPB Matter #03-49:

Application of Village of Irvington for Subdivision Approval for Property at Westwood Subdivision, Tract C

Mr. Sciarretta said he is waiting for approval from the Town of Greenburg relative to the extension of the sewer district that would serve the proposed lots being considered. The

Chairman asked him to start working on a draft resolution for Site Plan Development Plan Approval. The Board continued this matter.

The Board then set its next Regular Meeting for March 3, 2004, at 8:00 p.m.

The meeting was adjourned at 11:10 p.m.

Respectfully submitted,

Walter Montgomery
Secretary